DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H11-1011-20**	**Applicant:**	**Mr & Mrs J Smith**
Proposal:	Rear extension and alterations		
Location:	Delph House 8 Delph Fields Long Sutton		
Terminal Date:	11th February 2021		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2019

Paragraph 127 (Section 12. Achieving well-designed places)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

Proposal

This is a householder planning application for proposed rear extension and alterations to Delph House, 8 Delph Fields, Long Sutton, Spalding.

Site Description

The site is within the built-up area of Long Sutton. It forms part of the urban extension that was carried out over the 1980s to the south-west of the historic core of the village. The area therefore is solely residential. The properties are onto streets of a suburban grid plan.

Delph Fields is a cul-de-sac street stemming from Station Road. The site is onto the street end. The

property is a large two-storey detached house. Red facing brickwork, hipped pitches on the roof and concrete pantile-style tiles predominate the appearance of the building. A brick wall and a large rail gate are on the front edge of the plot bordering a footpath.

A driveway with slabbed surface is to the front of the building. The remainder of the front land is grassed. Similar treatment has been made to the rear of the property. The rear garden is spacious, especially in width. Domestic outbuildings have been observed on the north-eastern. Planting and other paraphernalia is across the garden. The rear part of the site is enclosed by a nearly 2 metre high mixed timber closeboard fence.

History

H11-0891-13 - Proposed first floor extension and alterations - Approved

Consultation Responses

None.

Planning Considerations

Principle of development

The site is within the settlement boundaries of Long Sutton as set out in the South East Lincolnshire Local Plan (SELLP), 2019. The principle of an extension and alterations that are incidental to the enjoyment of a dwelling house is acceptable.

Design and layout

Paragraph 127 of National Planning Policy Framework (NPPF), 2019 establishes that planning policies and decisions should ensure that developments are visually attractive as a result of good architecture and sympathetic to local character and history, including the surrounding built environment and landscape setting, among other considerations. Design which is inappropriate to the local area, or which fails to maximise opportunities for improving the character and quality of an area, will not be acceptable as per Policy 2 of the SELLP.

The property currently benefits from an open front porch of a trapezoidal shape. The roof is flat and supported by four white classical-style columns. On top of the porch, there is a balcony accessed through a pair of French doors.

The rear extension is proposed to back onto the north-eastern section of the rear wall. The protrusion would range between protrude 2.93 and 5.53 metres, from west to east. The extension would be partially two-storey adjoining the north-eastern side elevation and the height would drop to be single-storey on the opposite side. The heights would range between 7.30 metres and 3 metres. Having regarded to the dimensions of the house as it stands, it is concluded that the proposed extension would be subservient to the host property in terms of scale, mass and bulk.

Internally, the single-storey element of the extension would accommodate an open larger dining/kitchen/breakfast room. The two-storey element would host a cinema & play room on the ground floor and one additional ensuite bedroom on the first-floor level. The purpose of the development is in line with the residential use of the host property and also the character of the local area.

Facing brickwork, roof tiles and joinery would be matching to those of the house in terms of material and appearance. Thus, the visual amenity of the property and its setting would not result adversely impacted by reason of the proposals. The roof would be hip pitched. In fact, the proposed layout would replicate the main roof onto the principal elevation of the building.

Residential amenity

Although its height would be as much as the ridgeline of the main roof, the two-storey element would only protrude 3 metres from the rear wall. Furthermore, the separations between the extension footprint with the nearest part of the adjacent property No. 6 range between 10 and 12 metres. At such distance, no adverse effect is anticipated to the amenity standards of residents at

No. 6.

Planning balance

The scale and height of the extension are proportionate with the host property. The form of development is appropriate as it merge well with the house and also sit well within the site. External materials would match with the existing fabric of Delph House. The nature and purpose of the proposals would meet the increasing living needs of the house occupiers. The separation distance of the extension footprint with the nearest property to the north-east (No. 6) is excessive to prevent any harm upon the residential amenity.

In summary, no adverse impact of grating permission to the proposals would significantly and demonstrably outweigh the benefits of doing so. The planning balance therefore is positive.

Conclusion

Section 38 (6) of the Town and Country Planning Act, as amended by the 2004 Act, states that the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

Taking into account the considerations above, the planning balance is positive when assessing the proposals against the policies taken as a whole. In particular, the development complies with Policies 1, 2 and 3 of the South East Lincolnshire Local Plan (SELLP), 2019; and Section 12 of the National Planning Policy Framework (NPFF), 2019.

It is accordingly recommended to approve this planning application via delegated powers.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to

respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.